

The Torrens Law---Why It Has Not Been Used

To the Editor:—The Torrens law is a reform measure of real merit. Its most rabid opponents cannot successfully refute this statement. That the North Carolina act is imperfect and should be improved by amendments is not denied by either its advocates or opponents.

Why has it not been used? Two or three reasons may be given. The least in importance of these reasons are the imperfections in the law itself. It is lengthy, both in text and operation, technical and contains in its provisions a good deal of legal red tape—perhaps this is unavoidable. It is rather expensive if looked at only from the standpoint of temporary advantage. But this is not a measure of merely temporary value. Its benefits are permanent and will be handed down from parent to child, from testator to legatee throughout all generations. The cost of it must be met at the very outset and cannot be distributed over future years. Hence it seems expensive.

But the application of the law is not as expensive as some of its opponents have endeavored to have people believe, and this brings up the second reason why the law has not been made use of.

Probably nine-tenths of all real estate transfers are made under the advice and direction of an attorney. He examines the title, prepares the deed and sees that it is made a matter of record. Is it not reasonable then to suppose that the purchaser would follow the advice of his trusted attorney and have his title issued under the Torrens law if his attorney advised or even encouraged such action? On the other hand, if the legal adviser discredited the benefits and protection of the Torrens law and possibly magnified the cost of this form of title is it not probable that the uninformed layman would follow the advice of his legal counselor?

And this suggests a third reason why the law has not been applied. No one has been specially interested in putting it into operation. The attorney could not be expected to interest himself in the application of a law that might cut off some of his fees, and especially if he had honest doubts as to the wisdom and value of such law.

But, says the critic, "the farmers interested themselves in securing the law; why have they not availed themselves of its benefits?" The answer to that question has been already given in part—they have not been so advised by the counsel employed in

the transaction; and furthermore, it has not been possible to use real estate, especially farm lands, as a negotiable collateral to secure loans. This is one of the principal reasons for the guaranteed title of the Torrens law—that real estate might become the basis of cheaper credits, that farm lands should be made a more desirable collateral.

Up to this time the farmers have been denied any system of rural credits that would enable them to get loans on long time at a low or reasonable rate of interest. If the Hollis-Bulkeley Bill is passed by Congress, as it should be, it will then be possible for the organization of rural credit institutions backed by the National Government, through which farmers can borrow money on long time, five to thirty years, at 5 per cent interest.

There will then be a demand for the Torrens title. It will be of immediate financial value and people will take advantage of it. At present the law is only of future or prospective value and that too only of a protective character.

Several times recently we have noticed sarcastic comments from men opposing reform legislation, on reform measures which have not met the claims of those advocating them. This is hardly just or fair. The failure of any reform measure to prove of public benefit can seldom, if ever, be laid to the charge of the progressive people who have been instrumental in securing the enactment of such law. Just as in the case of the Torrens law, there are usually good substantial reasons why a meritorious law has proved disappointing.

Now, instead of criticising and opposing other bills designed for the general good, would it not be more the part of loyal, patriotic citizens, to give the benefit of their wisdom to perfect bills or laws and then unite all forces to pass such bills and put beneficial laws into operation?

And again is it not better to try to improve conditions, even though you meet with only partial success, than to play the part of an obstructionist and critic?

Not many reform bills are good in every detail and seldom does any law in operation meet all the claims of its advocates, but this should not deter legislators in their efforts for the public welfare.

There is much unrest among the people. They are following Congress and our Legislature closely to find what is being done for the common good. Let us hope that our law makers in State and nation will prove to be wise and faithful trustees in using the power which the people have conferred upon them.

H. Q. ALEXANDER.

SOME POULTRY NOTES FROM STATE EXPERIMENT STATION

(B. F. Knapp in Charge of Poultry Investigations and Pathology.)

The larger breeds as the Rocks, Wyandottes, or Orpingtons should be hatched in February or March, properly cared for and fed so as to reach full development and have proper weight by fall. Selection of pullets for breeding should be made from these early hatches. Strength and vigor must be kept in mind in making these selections.

The lighter breeds as the Leghorns may be hatched about the first of April. Pullets hatched at this time will begin to lay in the fall and will probably not moult until the following fall, thus saving the loss incurred by the birds going through a moult. Often such breeds hatched a month or two earlier begin laying in the early fall then begin to moult which causes them to stop laying for a while.

The following ration is used in chick feeding this year at the North Carolina Agricultural Experiment Station.

The baby chicks for the first five days are fed a mixture of

Roller oats 8 parts
Bread crumbs or cracker
water 8 parts
Sifted beef scrap 2 parts
Bone meal 1 part

This mixture is mixed with sour skimmed milk and fed five times a day. Shredded green food, fine grit and charcoal is scattered over the food.

From five to fifteen days the following mixture is given:

Crack wheat 3 parts
Cracked corn (fine) 2 parts
Pinhead oatmeal 1 part
Scattered in light litter morning and evening.

The following mixture with sour milk is given three times a day in addition to the above. At the end of fifteen days it is fed only twice a day:

Wheat bran 3 parts
Corn meal 3 parts
Wheat middlings 3 parts
Beef scrap 3 parts
Bone meal 1 part

After the chicks are 30 days old give moist mash once a day. And keep same mash dry in dry mash hoppers before them at all times. And give the following in litter morning and evening:

Whole wheat 3 parts
Cracked corn 2 parts
Hulled oats 1 part

After the chicks are six weeks old continue dry mash as above and give the whole wheat and cracked corn equal parts in hopper.

Chicks should be provided with green pasture made by spading up their run and sowing it down in oats or rape. Clean water should be kept before them at all times. The pans must be thoroughly washed each day. Avoid damp foul ground and if brooding is done by the hen keep her confined till chicks are weaned and remove to clean fresh ground once a week. Disinfect with a 5 per cent carbolic acid solution or other equally good disinfectant all feeding utensils and brooder or brood coop frequently.

The Experiment Station and College Breeding Work.

Considerable time and money have been spent in introducing new blood into the poultry flocks of the North Carolina Agricultural Experiment Station. The best blood lines obtainable for the different varieties that are being bred mentioned below:

S. C. Rhode Island Red, S. C. White Leghorn, Barred Plymouth Rock, Buff Orpington, Columbian Wyandotte, Partridge Plymouth Rock, Silver Pencilled Wyandotte, Houdan, Dark Cornish, Silver Spangled Hamburg, Golden Wyandotte, White-faced Black Spanish, White Plymouth Rock, Silver Campine, Buff Plymouth Rock, Black Cochon Bantam, Bronze Turkeys, White Chinese Geese, Pekin Ducks.

These will be used in college and station experimental work.

The College Poultry Reading Room.

A Poultry Science reading room has been provided in the Department of Poultry Science of the college. To this reading room the following poultry papers come regularly:

Profitable Poultry, The Pacific Poultryman, The Campine Herald, The Ancona Wrold, The American Poultry Journal, The Reliable Poultry Journal, The American Poultry Advocate, The Western Poultry Journal, Poultry Culture, Rhode Island Red Journal, Poultry Post, Western Poultry, Useful Poultry Journal, Canadian Poultry Review, Big Fair Poultry Journal, Pacific Poultry Craft, The Industrious Hen, The O. K. Poultry Journal, The Poultry News, The Poultry Fancier, The Poultry Keeper, Michigan Poultry Breeder, American Bantam Fancier, Poultry, German Poultry and Pet Stock Journal, Farm Poultry, American Poultry Instructor, American Poultry World, The Southern Poultryman, The Carolina Poultryman, The Poultry Review, Poultry Tribune, Poultry Record, Poultry Husbandry, The Feathered World, and several others.

Our slogan is "Raise more poultry and better poultry in North Carolina."

COMMISSION URGES GOVERNMENT OWNERSHIP OF 5,600,000 ACRES FOR NATIONAL FORESTS IN THE STATE

Washington, D. C., Feb. 13.—That 5,600,000 acres of non-agricultural land should be secured by the Federal Government in the southern Appalachians and 600,000 acres in the White Mountain region of New England to form national forests for the protection of the watersheds of navigable streams in the east, is urged by the National Forest Reservation Commission in its latest report.

The commission has approved for purchase so far 1,104,529 acres in New Hampshire, Virginia, West Virginia, North and South Carolina, Tennessee and Georgia, in accordance with the Weeks law, which appropriated \$11,000,000 for this work, though only about \$8,000,000 will have been spent by July 1, when the appropriation will expire.

A further appropriation providing for continued purchases until 1920 at the current rate of \$2,000,000 a year is recommended by the commission. Under the terms of the Weeks law, passed March 1, 1911, \$1,000,000 was made available for expenditure prior to July 1 of that year and \$2,000,000 annually thereafter for five years. Because of the time required to examine and survey the lands and negotiate with owners, the expenditures in the early years of the work were less than the amounts appropriated.

Getting Land Reasonably.

The lands thus far approved for purchase have been obtained on what are regarded as very reasonable terms. The average price is \$5.03 per acre, involving a total expenditure of \$5,560,202.21, exclusive of the cost of examination and survey. About one-third of the area is virgin timberland, and, while most of the remainder has been cut over or culled, much valuable timber is standing on it also. In 1914 the purchases approved comprised 391,114 acres at the relatively low price of \$4.96 per acre. Areas in which land is to be purchased have been designated also in Alabama, Maine, and Maryland, but no purchases in these States have yet been approved by the commission.

Many of the tracts which are being required, says the report, present at-

tractive scenery and afford delightful places in which to travel or rest. Some of the most attractive spots have been inaccessible, but the roads and trails which are being built by the Forest Service will make it easier to reach them. Persons who desire to occupy permanent camp sites, or places in which to erect resorts, may obtain them on payment of a moderate fee. Other special uses which do not injure the forests are likewise permitted, and demands for such uses have already been made in considerable volume.

How Forests Will Serve.

Since the uses of the acquired lands are beginning to take form, says the report, it is becoming clear to the public that the forests are to serve the several regions in a number of important ways. Perhaps their greatest use is in the control of forest fires. Roads, trails, and telephone lines will greatly facilitate the protection from fire not only on the government's land but also on private and State lands adjacent to the national forests. In addition, the range can be more completely utilized, the water resources will be more readily available to the public and the general use of the mountains will be increased.

The Forest Service has already begun making improvements. Ninety-two mile of roadway, 520 miles of trail, and 25 miles of telephone line have been constructed. This work can be still further extended as soon as proceeds from timber sales begin to come in, as 10 per cent of the forest receipts is specifically set apart by law for road and trail construction. Not only will the localities affected benefit in this way, but it is provided by law also that 25 per cent of the forest receipts be paid over to the counties affected for roads and schools.

Build Up Communities.

The virgin timberland which is being acquired contains many trees that are overmature, and the stands partially cut over contain certain kinds of timber which were not utilized at the time of lumbering. These lands, where there is a sale for the timber at

fair prices, will be freed of this deteriorating material, as well as of such other mature growth as can be spared from the forest without impairing its protective influence. The policy of administration in these forests will call for numerous small timber contractors living near at hand are working in the timber all or a part of the year. Those who may desire to live on government land will have every opportunity to develop comfortable homes, and use available cleared patches for their gardens and crops. Thus, says the report, the forests will be made permanent, and thriving forest communities will be built up.

The forests will also serve as practical demonstrations of forestry in the production of successive crops of timber. Government ownership and management of these extensive areas in the eastern mountains will further benefit the country by providing encouragement and aid for the mountain people in using the resources of the region to best advantage. The nation is getting, from this acquisition of national forests in the east, the added advantage of a large and important region turned to its natural use and made permanently productive, while the protection of watersheds will, in a large measure, produce immunity from both flood and low water in a vast section of the country.

From the appropriation for 1914, there is an estimated balance of nearly \$96,000 remaining, which, with what remains of the \$2,000,000 appropriated for the fiscal year 1915, is still available for additional purchases.

CUTS DEATH RATE IN HALF

American Doctor Teaches Peruvians How To Be Healthy.

Public Health Reports.

When the government of Peru was authorized by its Congress in 1912 to contract a loan for the sanitation of Iquitos, a town of 13,000 inhabitants lying 2,300 miles up the Amazon river, and almost on the equator, the authorities of that government requested our State Department to recommend a man who could do the work. Dr. George M. Converse, of the Public Health Service, was recommended, and received leave of absence to undertake the task.

Upon his arrival at Iquitos, in January, 1913, Dr. Converse found a death rate which averaged 40.56 per 1,000 for 10 years preceding and which had risen in 1912 to 49.52. The death rate in an average American city is from 10 to 15. He also found yellow fever prevalent, and utter ignorance of or disbelief in the method of its transmission. Hookworm was almost universal. There were no paved streets, no sewer system, no public water supply.

Plans for sewers, water supply and street paving had already been prepared by an American engineer, Samuel E. Bayless, but just then a financial crisis arose, due to the low market price of Peruvian rubber, and the engineering improvements had to be abandoned. So Dr. Converse set to work to see what could be accomplished by purely sanitary measures, in spite of the lack of all public appliances.

Yellow fever is spread by a species of mosquito, and every mosquito passes through the early stages of its development in standing water. The problem was to destroy the mosquito in its larva state, and this was done by methods employed in the Canal Zone and elsewhere. All water containers were screened to prevent the laying of mosquito eggs. These operations resulted in the entire disappearance of yellow fever within a short time, and the people who had been skeptical at first became satisfied that real efforts were being made for their welfare when month after month passed and no cases of this disease appeared among them.

The campaign against hookworm was one of education, assisted by the medical treatment of nearly 2,000 cases. It was explained to the people that the disease resulted from walking barefoot on polluted soil and picking up through abrasions in the skin the hook worm parasite. A curious feature of the disease is that it produces in persons the desire to eat unusual things, and it was found to be common practice among Indians to eat little cakes of baked clay sand, and even pieces of clay plaster picked from the walls of their humble houses. The wearing of shoes or other foot covering was encouraged wherever possible.

By the means and other general sanitary measures, good results were rapidly attained. In the first year of the work the death rate fell from 49.52 per 1,000 to 28.88. For the first six months of 1914 it dropped further to 21. The people seemed to have awakened to the importance of these matters, according to Dr. Converse, who has just returned to this country, and he is of opinion that the campaign will be permanent.

Chile is irrigating more than 2,300,000 acres of land and has nearly as many more available for irrigation.